061.A	0005	0001.0	1 of 1	Condominium		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	197,200 / 197,200
					USE VALUE:	197,200 / 197,200
					ASSESSED:	197,200 / 197,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: E1

Owner 1:	LEXINGTON REALTY HOLDINGS LLC	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 134	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02420	Type:

PREVIOUS OWNER

Owner 1:	MARTIN MICHAEL J -
Owner 2:	-
Street 1:	41 MARIVISTA AVE
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02451

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 447 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	197,200			197,200
Total Card	0.000	197,200			197,200
Total Parcel	0.000	197,200			197,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.16 | /Parcel: 441.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 127375

GIS Ref

GIS Ref

Insp Date 10/19/17

!5371!

PREVIOUS ASSESSMENT

Parcel ID 061.A-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	191,800	0	.		191,800	191,800	Year End Roll	12/18/2019
2019	102	FV	175,400	0	.		175,400	175,400	Year End Roll	1/3/2019
2018	102	FV	132,200	0	.		132,200	132,200	Year End Roll	12/20/2017
2017	102	FV	103,300	0	.		103,300	103,300	Year End Roll	1/3/2017
2016	102	FV	101,300	0	.		101,300	101,300	Year End	1/4/2016
2015	102	FV	89,800	0	.		89,800	89,800	Year End Roll	12/11/2014
2014	102	FV	72,800	0	.		72,800	72,800	Year End Roll	12/16/2013
2013	102	FV	72,800	0	.		72,800	72,800		12/13/2012

PRINT

Date	Time
12/10/20	20:16:20

LAST REV

Date	Time
01/03/19	17:51:44

danam

5371

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN MICHAEL	70936-386		4/30/2018		205,000	No	No		
FENNELLY SUSAN	38901-10		4/23/2003		144,000	No	No		
	14226-293		2/1/1981		35,000	No	No		Y

USER DEFINED

Prior Id # 1:	127375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2018	1484	Redo Bat	2,860	C				
6/14/2010	653	Manual	2,625					FRAMING REPAIRS
6/3/2010	550	Inter-De	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.84228194
Const Adj.:	0.95444989
Adj $ / SQ:	562.677
Other Features:	32656
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	284173
Depreciation:	86957
Depreciated Total:	197216

COMMENTS

Building Number 4.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 2		BRs: 1		Baths: 1				HB 0			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	0
Totals			
1	2	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	562.68
Special Features:	0	Val/Su Net:	441.16
Final Total:	197200	Val/Su SzAd	441.16

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	447	562.680	251,517

Net Sketched Area:	447		Total:	251,517	
Size Ad	447	Gross Are	447	FinArea	447

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: